

Lessee further agrees to pay for all electricity, telephones, gas and fuel oil, toilet paper, soap and glasses. Lessor agrees to furnish all linens.

(5) TAXES: Lessor agrees that he will promptly pay as and when due all taxes, levies and assessments or other liens levied upon the demised premises prior to or during the time of this lease and further agrees that in the event of his default, the lessee may pay same and deduct the amount thereof, together with any penalties and interest which may have been paid by Lessee from rents next accruing hereunder.

(6) ALTERATIONS TO BUILDING: No structural alterations or additions shall, at any time, be made by Lessee without Lessor's prior written consent, which consent shall not be unreasonably withheld, except that Lessee, may at his own expense, make such structural or other changes as may modernize and standardize the interior of the building, provided such change does not alter Lessor's residual value.

(7) INSURANCE: Lessor covenants that he will carry fire and extended coverage insurance on the leased building. Lessor and Lessee further agree that liability insurance shall be carried for the protection of both parties, the cost of which shall be divided equally between Lessor and Lessee.

(8) CURE OF DEFAULT: If either party defaults in compliance with any term or covenant on his part herein contained to be performed, (other than non-payment of rent by Lessee), the defaulting party shall be given thirty (30) days written notice by registered or certified mail, by the other party, to cure such default.

(9) SURRENDER: Upon the expiration or other termination of the terms of this lease, Lessee shall quit and surrender to Lessor the demised premises, broom clean, in good order and condition, ordinary wear and damage by the elements excepted. If the last day of the term of this lease falls on Sunday, it shall expire on the business day immediately following. Lessee shall remove all property of Lessee as directed by Lessor and failing to do so, Lessor may cause all of the said property to be removed at the expense of the Lessee, and Lessee hereby agrees to pay all costs and expenses thereby incurred. Lessee's obligations to observe or perform this covenant shall survive the expiration or other termination of the terms

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